

6-22-93 P98 ✓

RESOLUTION NO. 49-93

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS
GRANTING/
A CHANGE OF ZONE CLASSIFICATION

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Navajo County Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by Thunder Entertainment Corp., that a Public Hearing was duly held on the 14th day of June, 1993. Notice of the Public Hearing was duly published and the area duly posted in accordance with Section 2202 of the Navajo County Zoning Ordinance and ARS 11-289.

SECTION 2. The Board of Supervisors, having heard public comment and after due consideration of those facts presented, find that the consideration of public safety, health, general welfare and good zoning practice require the following changes and amendments be made.

SECTION 3. The Board of Supervisors hereby GRANTS/ an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to herein, as to change from A-GENERAL zoning district to SPECIAL DEVELOPMENT COMMERCIAL zoning district for the following described property:

A PORTION OF THE E½ OF SECTION 28, T10N-R22E, APN 201-28-001B

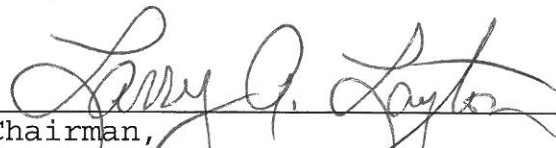
to permit:

DEVELOPMENT OF A MULTI-USE RECREATIONAL FACILITY WITH STIPULATIONS

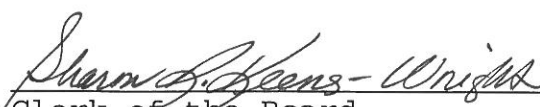
and those other uses permitted by right in the amended zoning district as described in the Navajo County Zoning Ordinance.

SECTION 4. If approved by the Board of Supervisors, the zone change hereby allowed is conditional upon the privileges being utilized within one (1) year after the effective date thereof, and if they are not in accordance with the conditions imposed by the Board of Supervisors, this authorization may be made void and any privilege, permit or variance granted be deemed to have elapsed at a duly noticed Public Hearing of the Board of Supervisors.

APPROVED AND ADOPTED this 14th day of June, 1993


Chairman,
Navajo County Board of Supervisors

ATTEST:


Clerk of the Board

Stipulations Resolution# 49-93

1. Developer must abide by recommendations of the State Fire Marshall and local Fire Department.
2. Interior roadways and parking areas shall be gravel or cinders, in addition dust palliative will be added when necessary.
3. Developer will be responsible for extending Penrod Road from the County property to the development to County minimum gravel standards and must apply dust palliative as required. If the City of Show Low has further requirements within corporate limits, these must also be met. Any Arizona Department of Transportation requirements regarding intersection of 77 & 60 must also be complied with.
4. Yearly Staff review to make sure Developer is in compliance with these stipulations.
5. Hours of operation shall be 8:00 a.m. to 10:00 p.m. Sunday through Thursday and, 8:00 a.m. to 11:00 p.m. Fridays and Saturdays. Any deviation from this schedule will require prior approval by the Zoning Administrator.
6. The Developer will meet with the Public Works Department Staff to determine a maximum allowable decibel level. Once this level is set, the Developer will be responsible to control activities so as not to exceed this level.
7. All stipulations must be met prior to operation of any public activities on this site. In addition, there may be some stipulations that must be met during initial construction to comply with City, County and/or State requirements.